

Village of Hoffman Estates

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

June 13, 2016

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

Member Absent:

Gayle Vandenberg, Vice Chairperson

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Vlg. Mgr. – Dev. Services
Mike Hankey, Director of Transportation
Peter Gugliotta Director of Planning
Kevin Kramer, Director of Economic Dev.
Patricia Cross, Asst. Corporation Counsel
Jordan Lester, Administration Intern
Bruce Anderson, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to recess this meeting at 7:01 p.m. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to reconvene this meeting at 7:14 p.m. Voice vote taken. All ayes. Motion carried. Attendance taken. All present (absent: Vandenberg).

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Planning, Building and Zoning Committee meeting minutes of May 9, 2016. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Golden Goose Enterprises, LLC, Rubina Realty Corporation, Plum Farms OSR72 LLC, UrbanStreet Group LLC, and Streetscape USA LLC for a courtesy review of a proposed 185 acre mixed use development north of Higgins Road and west of Route 59, known as Plum Farms, including discussion of:**

- a) **A master concept development plan, including specific proposals from UrbanStreet Group LLC and Streetscape USA LLC;**
- b) **Overview of potential changes to the previously approved documents, and an Annexation Agreement for the 145 acre parcel also known as the Other Rubina Property; and**
- c) **Direct staff regarding consideration of a potential designation of the 16 acre, 24 acre and the 145 acre parcels as a Tax Increment Financing District to pay for eligible municipal and developer project costs.**

An item summary sheet from Jim Norris, Mark Koplín, Kevin Kramer and Peter Gugliotta was presented to Committee.

Jim Norris addressed the Committee and provided some background regarding these parcels. He reported that the Iatarola family owns, or with other investors, three parcels north of Route 72 and west of Route 59, generally known as Plum Farms. There is a 24-acre parcel on the northwest corner, a 145-acre parcel to the north of that parcel, and a 16-acre parcel north of Route 72, west of Old Sutton Road, and east of the CN rail tracks. The ownership of these 185 acres have requested a courtesy review to present development master plans and concepts, review the agreements and zoning that are currently in place, and seek Village willingness to consider adopting a TIF designation on some or all of the parcels.

Anthony Iatarola addressed the Committee and provided a presentation on the parcels. They are requesting the Village's cooperation to designate the entire 185 acre development as a TIF district. If the Village adopts a TIF, any amounts authorized by the Village as TIF eligible would be reimbursed from incremental property taxes paid by the landowners and/or tenants. No bonds would be issued nor would the Village pay any costs up front. There would be no impact to the Village's General Fund. The Village would hire a consultant to advise the Village of any TIF matters and these services would be eligible for reimbursement from TIF funds.

Motion by Trustee Pilafas, seconded by Trustee Newell, to take a 5-minute recess at 8:25 p.m. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to reconvene this meeting at 8:30 p.m. Voice vote taken. All ayes. Motion carried. Attendance taken. All present (absent: Vandenbergh).

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to direct staff to begin process for a Tax Increment Financing District to pay for eligible municipal and developer project costs for a proposed 16 acre, 24 acre and 145 acre parcel mixed use residential development north of Higgins Road and west of Route 59, known as Plum Farms. Voice vote taken. Ayes: Mills, Pilafas, Stanton, Gaeta; Nays: McLeod, Newell. Motion carried.

2. Request acceptance of Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was presented to Committee.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

3. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

4. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III. President’s Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 8:52 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date